



Board of Adjustment

Agenda Numbers: 4, 5, 6 & 7
Case Numbers: BA-50060/ZA-50025
BA-50061/ZA-50026
BA-50062/ZA-50027
BA-50063/ZA-50028
Hearing Date: October 4, 2006

Appellant: Raymond J. & Rafaelita Muniz
627 Ellington Dr. SW
Albuquerque, NM 87105

Agent: Faye M. Sandoval
627 Ellington Dr. SW
Albuquerque, NM 87105

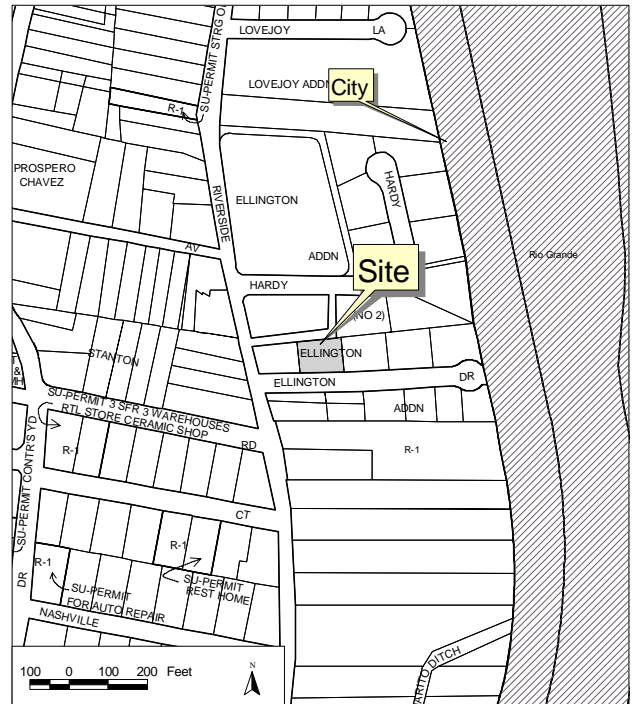
Applicant: Raymond J. & Rafaelita Muniz
627 Ellington Dr. SW
Albuquerque, NM 87105

Agent: Faye M. Sandoval
627 Ellington Dr. SW
Albuquerque, NM 87105

Site Location: 627 Ellington Dr. SW

Zone Designation: R-1 Single-Family Residential

Recommendation: Denial



Summary: These requests are appeals of the Zoning Administrator's decision to deny three variance requests and one conditional use request for existing development. The appellant seeks approval to allow the continued placement of an unpermitted mobile home to be used in connection with a medical hardship. The unit is currently located too close to an accessory building, a dwelling unit on an adjacent lot, and within the rear yard setback area. Contrary to the intent of the medical hardship provisions, the ZA determined that the proposals did not meet the conditional use or variance criteria outlined in the Zoning Ordinance.

This matter was continued by the Board of Adjustment from the October 2005 hearing in order to allow the appellant an opportunity to address the issues precluding approval.

Staff Contact: Brennon Williams, Zoning Administrator

- Attachments:**
1. Board of Adjustment Decisions (October 7, 2005)
 2. Appeal applications
 3. Notices of Decision (April 19, 2005, and July 19, 2005)
 4. Original applications with provided site plan
 5. Material presented in support of the requests
 6. Material presented in opposition to the requests
 7. Agency comments for ZA applications
 8. Site photographs, aerial photograph & zone atlas page